

107.0

0004

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

920,800 / 920,800

USE VALUE:

920,800 / 920,800

ASSESSED:

920,800 / 920,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		PAWNEE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MIRRA CHRISTOPHER M &	
Owner 2: PANETTIERE LEIGH A	
Owner 3:	

Street 1: 6 PAWNEE DR

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: ALEXANDER SIROON A TRUSTEE -

Owner 2: S.A. ALEXANDER TRUST NO 1 -

Street 1: 6 PAWNEE DR

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 10,500 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Wood Shingle Exterior and 2503 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10500		Sq. Ft.	Site		0	70.	0.70	4									514,500						514,500	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
101		10500.000	406,300		514,500	920,800				
Total Card		0.241	406,300		514,500	920,800	Entered Lot Size			
Total Parcel		0.241	406,300		514,500	920,800	Total Land:			
Source: Market Adj Cost			Total Value per SQ unit /Card:	367.91	/Parcel:	367.9	Land Unit Type:			

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	406,300	0	10,500.	514,500	920,800	920,800
2019	101	FV	313,900	0	10,500.	514,500	828,400	828,400
2018	101	FV	313,100	0	10,500.	441,000	754,100	754,100
2017	101	FV	313,100	0	10,500.	411,600	724,700	724,700
2016	101	FV	313,100	0	10,500.	352,800	665,900	665,900
2015	101	FV	311,700	0	10,500.	316,100	627,800	627,800
2014	101	FV	311,700	0	10,500.	292,500	604,200	604,200
2013	101	FV	311,700	0	10,500.	278,900	590,600	590,600

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALEXANDER SIROO		1413-106		3/29/2012		580,000	No	No		
ALEXANDER MARTI		1107-197		3/3/1993	Convenience		1	No	No	F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/25/2013	249	Manual	1,909	C				
5/2/2012	557	Manual	8,600					
4/6/2012	336	Renovate	34,000					2 bathroom, kitche

ACTIVITY INFORMATION

Date	Result	By	Name
8/13/2018	MEAS&NOTICE	CC	Chris C
5/23/2013	Info Fm Prmt	EMK	Ellen K
6/29/2012	MLS	EMK	Ellen K
6/7/2012	Info Fm Prmt	MM	Mary M
2/10/2009	Meas/Inspect	189	PATRIOT
10/28/1999	Meas/Inspect	243	PATRIOT
3/1/1992		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA



Total AC/HA: 0.24105

Total SF/SM: 10500

Parcel LUC: 101

One Family

Prime NB Desc: ARLINGTON

Total: 514,500

Spl Credit

Total: 514,500

EXTERIOR INFORMATION		
Type:	19	- Ranch
Sty Ht:	1	- 1 Story
(Liv) Units:	1	Total: 1
Foundation:	1	- Concrete
Frame:	1	- Wood
Prime Wall:	1	- Wood Shingle
Sec Wall:	16	- Stone Vene 5%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	BEIGE	
View / Desir:		

ATH FEATURES	
Bath	1
Bath:	Rating:
Bath:	2
Bath:	Rating: Good
QBth:	Rating:
Bath:	Rating:
HBth:	Rating:
hrFix:	1
hrFix:	Rating: Average
HER FEATURES	
Kits:	1
Kits:	Rating:
Frpl:	3
Frpl:	Rating: Average

COMMENTS
648-4882 PDAS OF=BMT SINK.

SKETCH



GENERAL INFORMATION

Grade:	C+ - Average (+)	
Year Blt:	1956	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:	G13	Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	7	3	1
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
	1	7	3	

RES BREAKDOWN

ALC SUMMARY

Basic \$ / SQ:	95.00
Size Adj.:	1.19291615
Const Adj.:	1.00139987
Adj \$ / SQ:	113.486
Other Features:	131378
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	455522
Depreciation:	49196
preciated Total:	406326

COMPARABLE SALES

MOBILE HOME

SPEC FEATURES/YARD ITEMS **PARCEL ID** 107.0-0004-0007.0

Code	Description	A	Y/S	Qty
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2 Frame Shed D Y 18X12 A AV 1970 0.00 T 39.2 101

PARCEL ID 107.0-0004-0007.

SUB AREA

SUB AREA DETAIL

IMAGE

